



**CITY OF SUNNYVALE  
REPORT  
Administrative Hearing**

**March 29, 2006**

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**SUBJECT:**           **2006-0193 - Cingular Wireless** [Applicant] **Sunnyvale Partners LTD.** [Owner]: Application for a Special Development Permit on an 8.6 acre site to allow a wireless telecommunications tower. The property is located at **1250 Lakeside Drive** (near Oakmead Pkwy) in the Lakeside Specific Plan Zoning District.

**Motion**           Special Development Permit to allow the temporary (two year) location of a 60-foot cell-on-wheels with three antennas and associated equipment, until the antennas can be permanently relocated on the buildings which are under construction.

**REPORT IN BRIEF**

**Existing Site Conditions**           378 room hotel (Four-Points Sheraton Hotel)

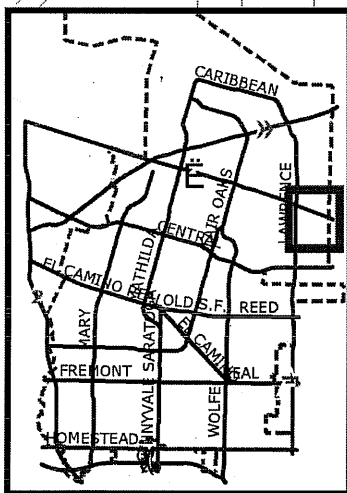
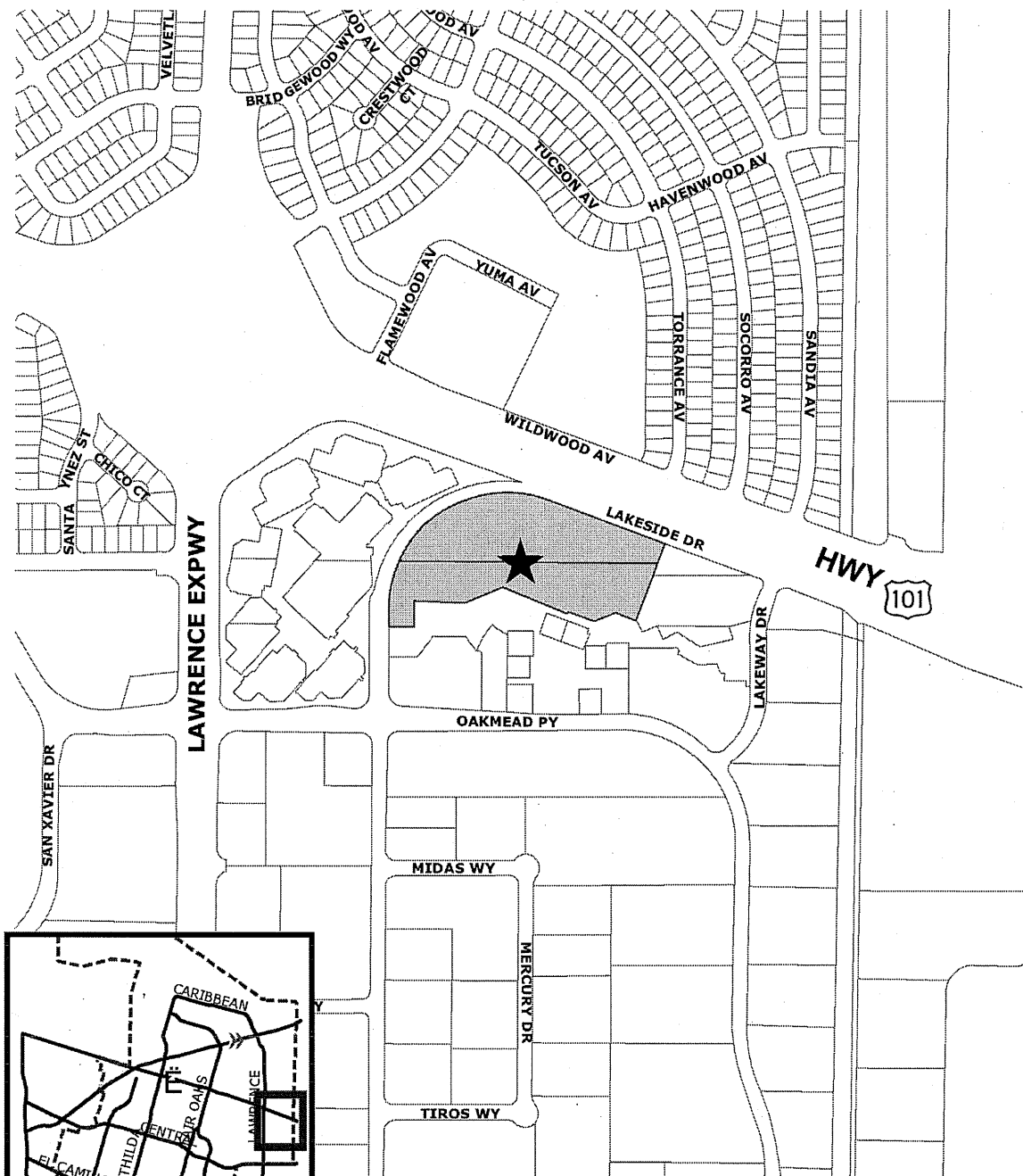
**Surrounding Land Uses**

North	US Highway 101 (Residential north of US 101)
South	Office uses and a restaurant (Faultline Brewery)
East	Extended Stay Hotel (Residence Inn – 88 rooms)
West	High Density Residential (Avalon Apartment Community – 709 units)

**Issues**           Neighborhood Compatibility

**Environmental Status**           A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation**           Approve with Conditions



**1250 Lakeside Drive**

**Application for related proposals**

0 385 770 1,540 Feet



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Lakeside Specific Plan	Same	Lakeside Specific Plan
<b>Zoning District</b>	Lakeside Specific Plan	Same	Lakeside Specific Plan
<b>Lot Size (sf)</b>	8.83 acres	Same	No min.
<b>Gross Floor Area (sf)</b>	189,791	Same	No max.
<b>Height of Existing Antenna Pole</b>	48'	60'	By SDP Permit
<b>Antenna Setbacks</b>			
• <b>Front</b>	75'	12'	N/A
• <b>Left Side</b>	70'	Over 150'	N/A
• <b>Right Side</b>	70'	Over 150'	N/A
• <b>Rear</b>	73'	Over 150'	N/A
<b>Landscaping</b>			
<b>Total Landscaping (sf)</b>	105,500 sf	Same	All areas not used as parking or structures should be landscaped
<b>Parking</b>			
<b>Total no. of Parking Spaces</b>	500	Same	283 min

**ANALYSIS****Background**

**Previous Actions on the Site:** The following table summarizes previous planning applications related to the subject site.

<b>File Number</b>	<b>Brief Description</b>	<b>Hearing/Decision</b>	<b>Date</b>
2004-0910	EIR, GPA, PM, SDP, and Specific Plan applications for a new 260 room hotel and 244 condominium units.	City Council Approved	9/13/05
1998-0375	MPP for new Cingular wireless facility on tower of hotel	Staff level Approved	5/26/98

**Description of Proposed Project**

The applicant proposes a new 60-foot high monopole for Cingular Wireless. This tower will relocate the existing array on site that is located on the Four-Points Sheraton building. The building is slated for demolition in 2006 and the existing array will be relocated while the site is under redevelopment. The tower is expected to remain for a maximum of two years, after which time the antenna array will be located on the new buildings. Associated mechanical equipment will be placed at the bottom of the facility behind a new equipment enclosure.

**Environmental Review**

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act, as amended, and in accordance with City Guidelines. Class 1 Categorical Exemptions include minor additions to existing facilities.

**Special Development Permit**

**Use:** This temporary telecommunications facility would provide an equivalent wireless service in the area that currently exists for Cingular Wireless. Wireless communication uses are common in the City and meets the requirements of the Federal Communications Commission for radio frequency emissions. This proposal is a temporary solution while the site is being redeveloped and the existing antennas are removed.

**Site Layout:** The monopole would be placed in the landscape setback area along Lakeside Drive. This buffer is approximately 25 feet wide and contains a berm and a line of existing, mature trees. The applicant was directed by staff to utilize this space in order to mitigate any potential visual impact to the Avalon Apartment Community and the Residence Inn Hotel.

**Ground Equipment and Landscaping:** The equipment cabinets will be located on the ground adjacent to the antenna structure. The existing construction fencing on site will be extended around the new equipment. No landscaping will be removed as part of this project.

**Parking/Circulation:** No parking is proposed to be removed as a result of this application.

**Compliance with Development Standards**

The following sections of the Wireless Telecommunication Ordinances of the Sunnyvale Municipal Code apply the proposed project:

19.54.140(a) – Wherever technically feasible, wireless telecommunication service providers are encouraged to co-locate telecommunication facilities in order to reduce adverse visual impacts; however, the city discourages the development of “antenna farms” or the clustering of multiple antennas on a single monopole, tower or other elevation, unless the site is determined to be suitable based on the following factors:

(1) Compliance with all FCC RF emission standards;

- *This project meets all FCC RF emissions standards.*

(2) Visibility from residentially zoned property;

- *This new monopole will be substantially screened from view of residentially zoned properties.*

(3) Visibility from El Camino Real or the right of way of a freeway, expressway or other major arterial street;

- *This project will be substantially screened from the above listed corridors and will be located in this area for a maximum of two years.*

(4) Visibility from the Downtown Specific Plan area or other areas declared by the Director of Community Development to be visually sensitive; and

- *This project is not visible from the Downtown Specific Plan area or other areas identified in the Telecommunications code as being sensitive.*

(5) Lack of aesthetically preferable feasible alternatives.

- *The proposed tower is only for a maximum of two years since the existing hotel is undergoing redevelopment. Once the hotel and new residential buildings are completed, the Cingular array will be moved to these buildings, which is a more preferable location.*

#### **Expected Impact on the Surroundings**

Staff believes there will be a slight visual impact to the adjacent Avalon Apartment Community along Lakeside Drive, but it will be less than significant since the new tower will be placed in the line of the existing trees. The trees will substantially screen the tower from view. In addition, the pole will be painted to reduce the existing visual impact.

#### **Fiscal Impact**

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No fiscal impacts other than normal fees and taxes are expected.

**Public Contact**

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<b>Notice of Negative Declaration and Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"><li>• Published in the <i>Sun</i> newspaper</li><li>• Posted on the site</li><li>• 753 mailed to the property owners and tenants within 300 ft. of the project site</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Website</li><li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City's official notice bulletin board</li><li>• City of Sunnyvale's Website</li><li>• Recorded for SunDial</li></ul>

**Conclusion**

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**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Special Development Permit. Findings and General Plan Goals are located in Attachment A.

**Conditions of Approval:** Conditions of Approval are located in Attachment B.

**Alternatives**

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1. Approve the Special Development Permit with the Recommended Conditions of Approval found in Attachment B.
2. Approve the Special Development Permit with modified Conditions of Approval.
3. Deny the Special Development Permit.

**Recommendation**

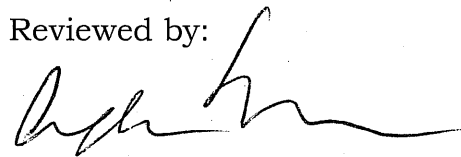
Alternative 1.

Prepared by:



Steve Lynch  
Project Planner

Reviewed by:



Andrew Miner  
Principal Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans

**Findings - Special Development Permit**

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1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as SMC requires that the location of such facilities be designed with sensitivity to the surrounding areas. The proposed facility utilizes an existing line of trees and does not create a significant negative visual impact to nearby sensitive areas. Staff considers the application for the proposed facility to be consistent with the goals and policies of the Telecommunication Policy adopted by the City of Sunnyvale in June of 1996.
2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District. As conditioned, the proposed location meets the visual standards established by the City of Sunnyvale for telecommunication facilities. The project also meets all FCC RF emissions standards.



### **Recommended Conditions of Approval**

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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

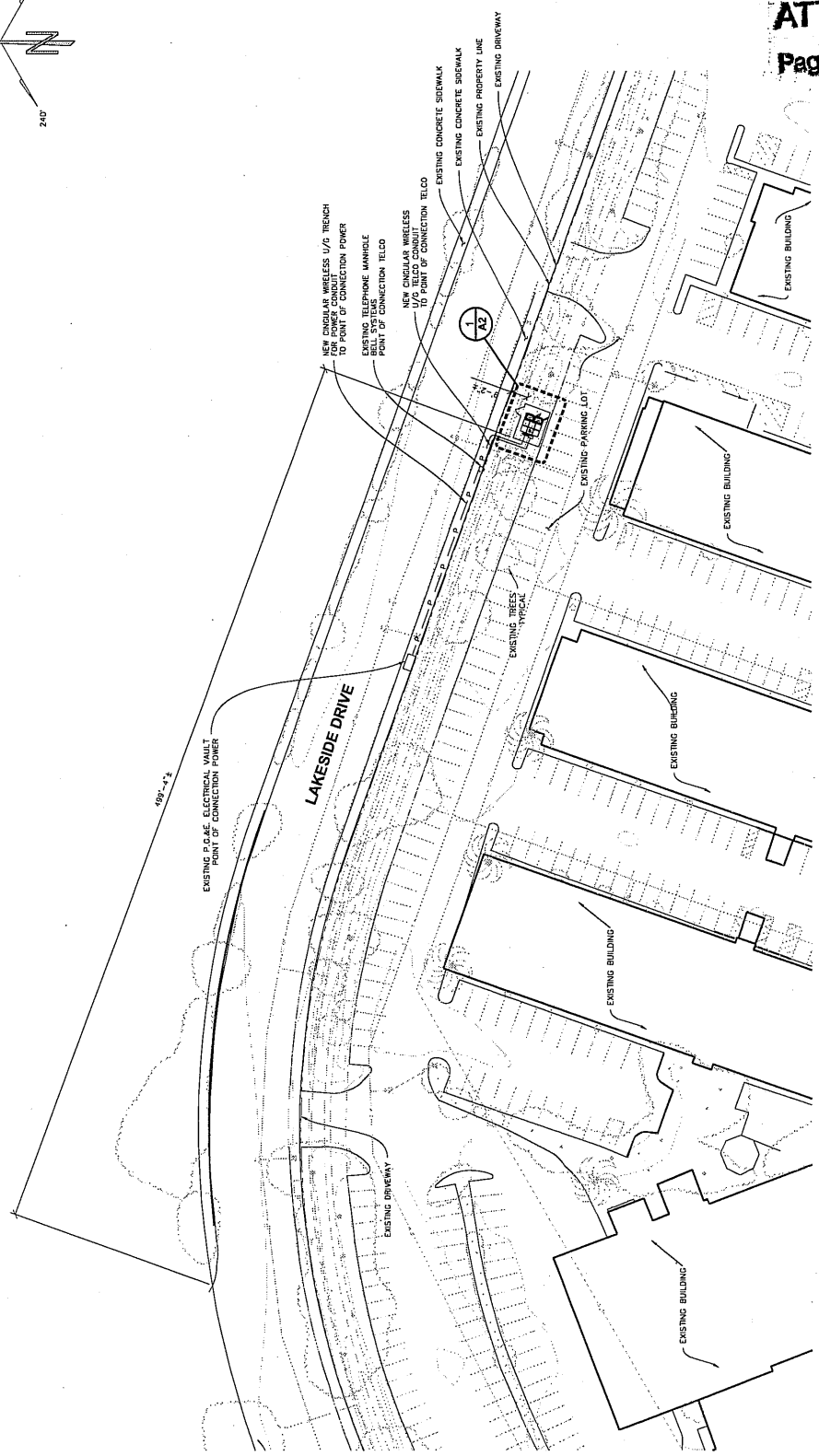
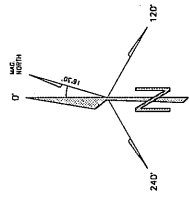
#### **1. GENERAL CONDITIONS**

- A. The Special Development Permit shall be null and void two years from the date of approval by the final review authority. At that time, all generators, cabling, antennas, and any other associated equipment shall be removed from the temporary location at the expense of the applicant.
- B. If the approved redevelopment of the Four-Points Sheraton does not occur, staff has the authority to require the removal of this monopole and equipment at any time.
- C. Project shall be in conformance with the plans approved at the public hearing. Minor changes may be approved by the Director of Community Development; major changes may be approved at a public hearing.
- D. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- E. Obtain building permits for the proposed plan.
- F. The cabling and wires shall be run along the south side for the landscape berm along Lakeside Drive.
- G. Any trenching shall not cause root damage to the existing trees.
- H. The pole shall be painted a subdued gray, black, green, or other dark color so that it blends with the adjacent trees, as approved by the Director of Community Development.
- I. The proposed fence around the tower and equipment shall utilize the existing construction fence currently on-site. This fence shall be extended around the new wireless facility.



A1	CN3860 (SF-513) SHERATON SUNNYVALE, CA	<div data-bbox="916 138 1230 223">  </div> <div data-bbox="966 74 1230 117"> 4420 Rosewood Dr. Bldg. 2, 3rd Floor Pleasanton, CA 94568 Fax: (707) 751-5901 Tel: (707) 751-5900 Berkeley, CA 94510 3860 Industrial Way Engineering, Construction &amp; Testing Services Diamond </div>	<div data-bbox="148 212 470 266"> REVISIONS C40006004 REV. DESCRIPTION DATE 02/10/08 (A) ZONING PRELIMINARY </div>
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ATTACHMENT C  
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① SITE PLAN

**Diamond Services**  
Engineering, Construction & Testing  
3860 Industrial Way  
Berkeley, CA 94701  
Tel: (707) 751-5900  
Fax: (707) 751-5901

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